



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

DEREK KENT ASSOCIATES
GREAT WHEELERS BARN
THE GREEN
SARRATT
NR RICKMANSWORTH HERTS
WD3 6BJ

MR & MRS SMITH
IVY COTTAGE
WATER LANE
BOVINGDON, HEMEL HEMPSTEAD
HERTS
HP3 0NA

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00655/99/FHA

IVY COTTAGE, WATER LANE, BOVINGDON, HEMEL HEMPSTEAD, HERTS, HP3
0NA
PROPOSED DETACHED GARAGE AND GARDEN STORE

Your application for full planning permission (householder) dated 09 April 1999 and received on 14 April 1999 has been **REFUSED**, for the reasons set out overleaf.

Director of Planning

Date of Decision: 17 June 1999

REASONS FOR REFUSAL APPLICABLE TO APPLICATION: 4/00655/99/FHA

Date of Decision: 17 June 1999

- 1. The application site is located in the Metropolitan Green Belt on the adopted Dacorum Borough Local Plan and the Dacorum Borough Local Plan 1991-2011 Deposit Draft. Within the Green Belt, planning permission will only be granted for appropriate development, in accordance with national advice contained in Department of the Environment Planning Policy Guidance Note 2 - Green Belts, Policy 3 of the adopted Dacorum Borough Local Plan and Policy 3 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft. Policy 20 of the Dacorum Borough Local Plan (and Policy 23 of the Dacorum Borough Local Plan 1991-2011 Deposit Draft) allows for small scale extensions to existing dwellings in the Green Belt, and ancillary accommodation related to existing residential properties may be considered acceptable under this policy. However, the proposed development is excessive in size, scale and bulk, and is therefore contrary to national policy guidance in PPG 2 and local planning policies for the area.**
- 2. The proposed development by reason of its size, scale and bulk and its relationship to the main house would have a seriously detrimental effect on the setting of the house, which is a listed building.**
- 3. The proposed development would have an adverse effect on the hedgerow on the boundary with Bovingdon Footpath No. 30, and on the Oak tree adjacent to the footpath, to the detriment of the general character and amenity of the area.**